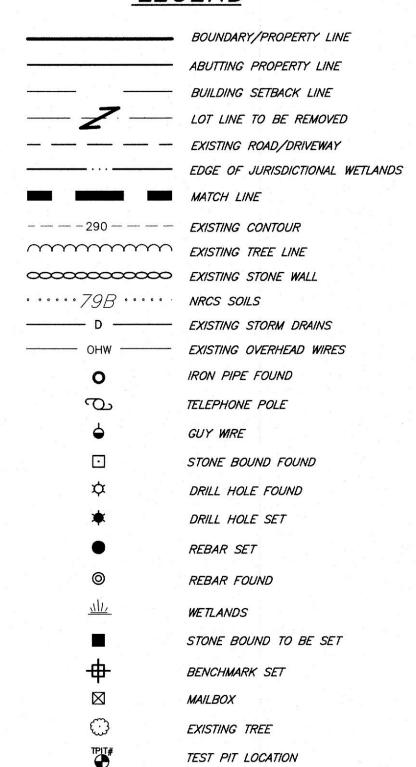


PLAN REFERENCES

- "JOHN B. HARLING ET UX SUBDIVISION OF HARLING LAND ON WEST SIDE OF MANSFIELD ROAD" DATED AUG. 1968, PREPARED BY D. JACKSON, H.C.R.D. PLAN NO. 4036.
- 2. "TEMPLE HEIGHTS SUBDIVISION, PROPERTY OF DOUGLAS R. GUY" DATED AUG. 31, 1976, PREPARED BY. J.M. ATTRIDGE, H.C.R.D. PLAN NO. 9793.
- "DIVISION OF SARAH WILSON LAND, HUDSON AND HILL ROADS" DATED APRIL 1977, PREPARED BY DONALD W. SMITH, H.C.R.D. PLAN NO. 10310.
- . "REVISION OF SUBDIVISION OF JOHN B. HARLING ET. UX. PROPERTY" DATED AUG. 1978, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 11769.
- "PROPOSED SUBDIVISION PLAN OF LAND OF GIUSEPPE SPINA" APPROVED BY TEMPLE PLANNING BOARD ON 2/21/79, SURVEYED ON NOVEMBER 21, 1978, PREPARED BY E.C. GOODRICH, JR., H.C.R.D. PLAN
- 6. "PLAN OF LAND OF MARION H. MARR ESTATE HILL ROAD", DATED JUNE 17, 1980, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 13195.
- "SUBDIVISION PLAN OF LAND, PREPARED FOR EVERETT WILSON" DATED 29 MAY 1986, PREPARED BY HOWARD G. WATKINS ASSOCIATES, H.C.R.D. PLAN NO. 19371.
- B. "SUBDIVISION PLAN OF LAND LOCATED ON HILL ROAD" DATED APRIL 22, 1993, PREPARED JOHN D. MARR, JR., H.C.R.D. PLAN NO. 26495.
- 9. "PLAN OF LAND OF MARION H. MARR ESTATE, HILL ROAD" DATED JUNE 17, 1980, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 26891.
- 10. "LOT LINE ADJUSTMENT PLAN OF LAND JOHN WALTER YOUNG & ELEANOR E. YOUNG" DATED JULY 31, 1997, PREPARED BY PHILIP E. TUOMALA OF MONADNOCK SURVEY, INC., H.C.R.D. PLAN NO. 28769.
- 11. "SUBDIVISION PLAN OF LAND LOCATED ON HILL ROAD" DATED JUNE 26, 2000, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 30632.
- 12. "PLAN OF LAND LOCATED ON HILL ROAD, KULLGREN ROAD AND MUD ROAD" DATED NOVEMBER 13, 2001, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 35389.

LEGEND

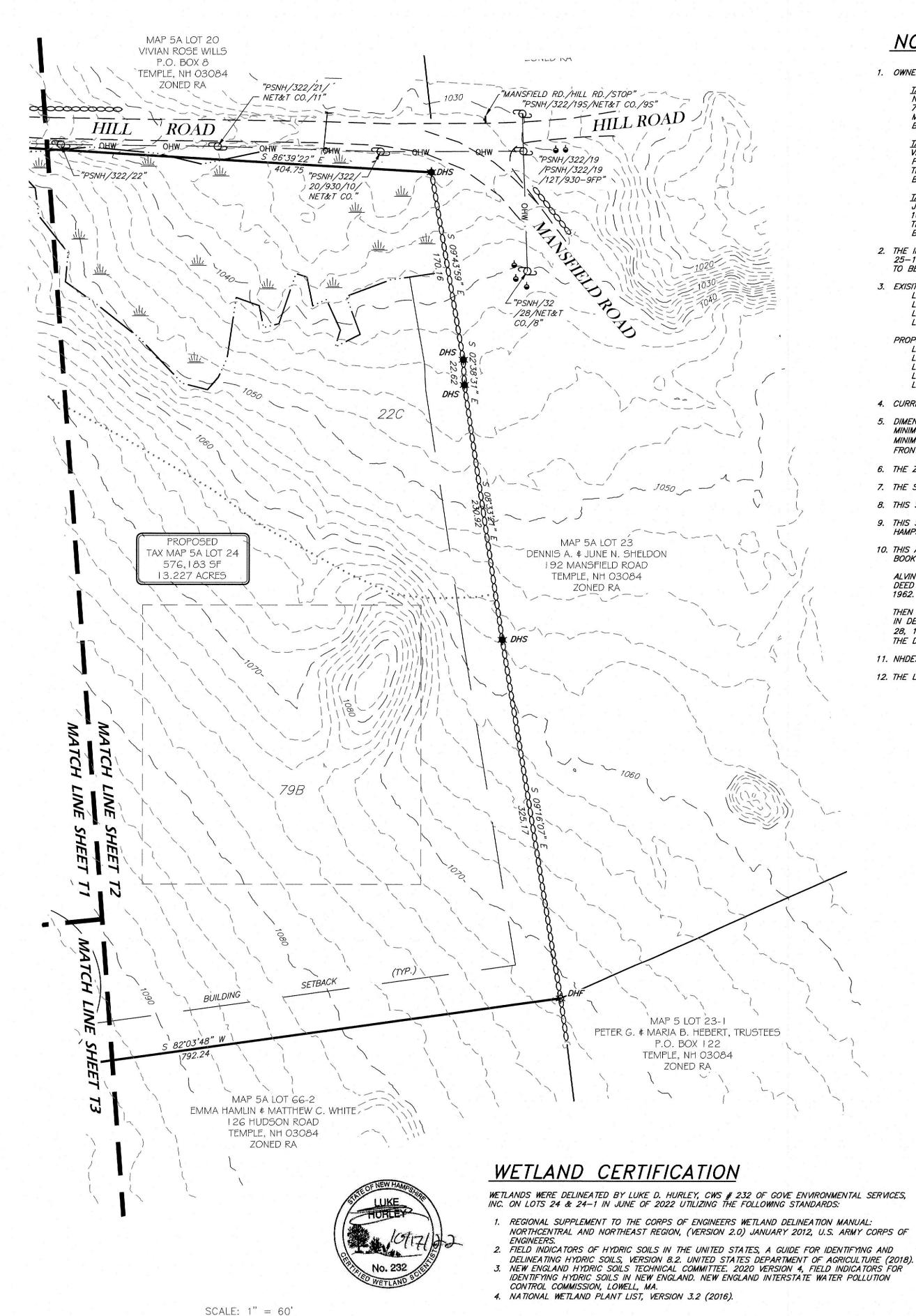


LOT LINE ADJUSTMENT & SUBDIVISION TABLE

STATE

PLANE

LOT	EXISTING	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PROPOSED
24	748,533 SF	-92,047 SF		+75,874 SF	-147,221 SF	-8,956 SF		576,183 SF 13.227 AC
24-	0 SF				+147,221 SF	d K 8	+326 SF	147,547 SF 3.387 AC
25	233,442 SF		+84,049 SF	-75,874 SF				241,617 SF 5.547 AC
25-	222,647 SF	+92,047 SF	-84,049 SF	a a		0		230,645 SF 5.295 AC
54	129,415 SF					+8,956 SF	-326 SF	138,045 SF 3.169 AC



12-16-22

12-5-22

DESCRIPTION

GRAPHIC SCALE

NOTES:

1. OWNER OF RECORD:

TAX MAP 5A LOT 24 NICHOLAS B. ROWE KERRY E. THOMPSON 754 ELM STREET 29 ADAMS STREET MILFORD, NH 03055 GREENVILLE, NH 03048 BOOK 9629 PAGE 471

LEAH THOMPSON 56 N. MAST ROAD GOFFSTOWN, NH 03045

TAX MAP 5A LOT 25 & 25-1 VIVIAN ROSE WILLS

P.O. BOX 8 TEMPLE, NH 03084 BOOK 9145 PAGE 1069

TAX MAP 5A LOT 54 JEREMY J. JUDKINS 106 HUDSON ROAD TEMPLE, NH 03084 BOOK 8827 PAGE 1742

2. THE INTENT OF THIS PLAN IS TO SHOW THE LOT LINE ADJUSTMENT BETWEEN TAX MAP 5A LOTS 24, 25, 25-1 & 54 AND THE SUBDIVISION OF TAX MAP 5A LOT 24 INTO 2 RESIDENTIAL LOTS. THE LOTS ARE TO BE SERVICED WITH INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

3. EXISITNG LOT SIZE: LOT 24

233,442 SF OR 5.359 AC 222,647 SF OR 5.111 AC 129,415 SF OR 2.971 AC

PROPOSED LOT SIZE:

576,183 SF OR 13.227 AC 147.547 SF OR 3.387 AC LOT 24-1 241.617 SF OR 5.547 AC 230,645 SF OR 5.295 AC LOT 54 138,045 SF OR 3.169 AC

4. CURRENT ZONING: RURAL RESIDENTIAL/AGRICULTURAL DISTRICT (RA)

748,533 SF OR 17,184 AC

5. DIMENSIONAL REQUIREMENTS MINIMUM LOT SIZE 3 ACRES MINIMUM FRONTAGE

300 FRONT/SIDE/REAR SETBACK

6. THE ZONING ORDINANCE REQUIRES EACH LOT TO HAVE A 250' x 250' SQUARE BOX.

7. THE SITE IS NOT LOCATED WITHIN 250 FEET OF SHORELAND PROTECTION AREA.

8. THIS SURVEY WAS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN THE SUMMER OF 2022.

9. THIS SITE IS NOT IN THE 100 YEAR FLOOD ZONE PER: FLOOD INSURANCE RATE MAP, TEMPLE, NEW HAMPSHIRE MAP NUMBER 33011C0430D AND 33011C044D, EFFECTIVE DATE SEPTEMBER 25, 2009.

10. THIS AREA WAS INCLUDED IN DEED FROM EDGAR L. LEIGHTON JR. TO ALVIN W. HOLT RECORDED IN

BOOK 1064 PAGE 163 ON JUNE 7, 1944. ALVIN W. HOLT JR., AS CONSERVATOR OF THE ESTATE OF ALVIN W. HOLT SR., INCLUDED THIS AREA IN

DEED TO EVERETT J. WILSON AND SARAH B. WILSON RECORDED IN BOOK 1691 PAGE 124 ON JUNE 5, THEN ALVIN W. HOLT JR., AS CONSERVATOR OF THE ESTATE OF ALVIN HOLT SR., EXCLUDED THIS AREA

IN DEED TO EVERETT J. WILSON AND SARAH B. WILSON RECORDED IN BOOK 1782 PAGE 432 ON MAY 28, 1964. THERE IS A PARAGRAPH IN THIS DOCUMENT THAT STATES "THIS DEED IS GIVEN TO CORRECT THE DESCRIPTION..." NO CONVEYANCE OF THIS AREA HAS BEEN FOUND.

11. NHDES SUBDIVISION APPROVAL FOR LOT 24-1; PENDING

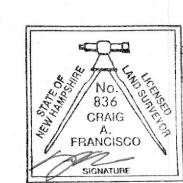
12. THE LOCATION OF THE EXISTING WELL AND LEACHFIELD SHOWN ON LOT 54 IS FROM OWNER.

SURVEYOR CERTIFICATION

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

1100 LICENSED LAND SURVEYOR SEAL 12.19-22 DATE



TAX MAP 5A LOT 24

LLA & TOPOGRAPHIC PLAN ROWE SUBDIVISION

HILL ROAD & HUDSON ROAD TEMPLE, NEW HAMPSHIRE PRÉPARED FOR/OWNER:

NICHOLAS B. ROWE 754 ELM STREET MILFORD, NH 03055

CAF

KERRY E. THOMPSON 29 ADAMS STREET

LEAH THOMPSON 56 N. MAST ROAD GREENVILLE, NH 03048 GOFFSTOWN, NH 03045

VIVIAN ROSE WILLS P.O. BOX 8

JEREMY J. JUDKINS 106 HUDSON ROAD

TEMPLE, NH 03084 TEMPLE, NH 03084 SCALE: 1'' = 60'OCTOBER 5, 2022 SHEET T2

DRAWN: DESIGN: 1675-01 CAF Bedford Design Consultants Inc.

ENGINEERS AND SURVEYORS 592 Harvey Road, Manchester, NH 03103 Telephone: (603) 622-5533 www.bedforddesign.com

ADD MONUMENTS SET CAF ADD WELLS AND LEACHFIELD LOCATIONS MKH B 11-16-22 REVISE NOTE 10 TO INCLUDE DATE OF LAST CONVEYANCE CAF

BY REV

REQUIREMENTS OF THE WATER DIVISION Date: 12/29/2022

#eSA2022122902

MA-ME-NH-RI-VT

REVIEWED AND APPROVED

IN ACCORDANCE WITH THE

NH DEPT OF ENVIRONMENTAL SERVICES

